

Residential Development



The Grandin Court neighborhood displays a median 1950s housing stock with a strong mix of historic Cottage, Bungalow, and American Foursquare styles popular during the 1920s and 1930s. The northeast residential area has a uniform grid street pattern, while the remaining streets follow the topography.

Grandin Court developed in three stages. About half of the current houses were first constructed in the northeastern corner during the 1920s. They remain in good condition and attractive today with their brick construction and pleasing environment. After World War II and through the 1950s, the former "J.P. Woods Lands" to the west, developed into the Spring Valley subdivision featuring one-story brick and frame Ranch style houses. Rich varieties of house types from the 1920s and 1950s perch on the steeper hills to the south of Brambleton Avenue. By the 1960s, housing development leveled off.



There are many strong examples of the housing stock in Grandin Court that make it a unique neighborhood.





Although the area has a stable housing stock, recent infill housing has occurred that is incompatible with the character of the neighborhood. There are over 50 vacant residential lots on which to build, so it is important that new infill housing be well designed and compatible with existing housing. However, regulatory tools such as the Neighborhood Design District or a historic district are not applicable because the neighborhood does not meet the criteria for these opportunities.



The Grandin Court Neighborhood is above the city average in property value and below in the percentage of rents under \$500. Citizens value the housing stock in the area in terms of types and styles. Many houses are built of brick, which reduces long-term maintenance needs. Quality construction and high home ownership rates result in few housing maintenance issues. The owner-occupancy rate of 77% is much higher than the city rate of 56%. There are multifamily houses and apartments scattered throughout the neighborhood.

Traditionally a neighborhood dominated by single-family detached dwellings, Grandin Court and the surrounding area offers a balance of single-family and multifamily housing options. However, the study area has seen a shift to more renter-occupied units.





A good example of an American Foursquare style of architecture.

Table 4. Housing

| | 1990 | 2000 | Percentage Change |
|------------------------|-------|-------|-------------------|
| Occupied Housing Units | 1,170 | 1,144 | -2% |
| Owner Occupied | 984 | 943 | -4% |
| Renter Occupied | 186 | 201 | +7% |

Although Grandin Court enjoys a high rate of owner-occupancy, residents have cited their concern about increasing multifamily and single-family rental units. In accordance with *Vision 2001-2020*, future higher-density development should take place near activity nodes.

Residential Development Issues:

- Incompatible infill development and conversion of single-family homes to rental housing units.

